14 August 2023

Contact Stephanie Wight
Email stehanie.wight@waternsw.com.au

Our ref IDAS1150821
Our file A-69634
Your ref DA2022/1164

General Manager
Norther Beaches Council

daplanningportal@northernbeaches.nsw.gov.au

Dear Applicant,

Re: Request for Further Information of Proposed Development DA2022/1164 – 34-35 South Steyne, Manly NSW 2094

Reference is made to A-69634

WaterNSW has reviewed the information provided with the development application related to water supply works.

WaterNSW requests that the consent authority stop-the-clock for this development and arrange for the applicant to provide the following information to enable assessment of the application:

1. Confirmation of the proposed basement construction design, being either tanked (fully watertight) or drained (requiring permanent ongoing dewatering). The Geotechnical Investigation Report (prepared by Morrow dated 14 March 2022) does not definitively identify the construction method of the below ground structures.

2. If a tanked basement design is proposed, the following information is requested.
   (i) Volume of water to be extracted annually if available.
   (ii) Duration of the water take for dewatering if available.
   (iii) Method of measuring the water take and recording.

3. If a drained basement design is proposed, WaterNSW and the Department of Planning and Environment -Water (DPE) will require additional modelled data to support a hydrogeological

review and assessment. The Geotechnical report (or equivalent) will need to be updated accordingly and satisfy requirements detailed in the below **Table 1 Modelling Inputs.**

Please address the information requested as soon as possible. If the information has not been received by WaterNSW **within 28 days,** and no request for an extension of time has been received, WaterNSW may refuse to issue General Terms of Approval.

Should there be any further enquiry in this matter, please email stephanie.wight@waternsw.com.au

Yours sincerely

Stephanie Wight

Water Regulation Specialist

WaterNSW

Table 1 Modelling inputs

WaterNSW and DPIE do not support the drained basement option for basements. However if the proponent is insistent on a drained basement alternative for the design of the basement, they will need to provide all the following additional data and modelling inputs to enable DPIE to undertake the necessary hydrogeological assessment.

#	Assessment Item
1	The estimate volume of water take has been specified in the documentation supplied with the application (in megalitres).
2	Detailed explanation and supporting evidence have been provided to demonstrate the suitability of the volume estimation method (either description of numerical model used or analytical solution and source document).
3	The ground elevation across the site has been provided on an architectural plan or section or detailed in other supporting documents in a manner acceptable to WaterNSW and DPIE-Water.
4	A report outlining the geotechnical characterisation of the ground conditions, based on site-specific intrusive investigations that fully penetrate to a deep geological unit beneath the property that is identified in the geotechnical report as being consolidated or hard.
5	Frequently repeated water level measurements illustrating the natural range over at least three months (in metres below ground level)
6	The magnitude of required drawdown in water level to achieve dry conditions in the excavation has been identified (in metres).
7	The works proposed to be used for dewatering have been described in detail (number, spacing, depth, individual discharge rates, cumulative discharge rate) and illustrated on specific plan and section diagrams.
8	The base level of the aquifer has been identified or can it be determined from supplied bore logs (in metres below ground level).
9	Accurate excavation footprint dimensions (length, width, bulk excavation level) have been specified (in metres).
10	Field test results to determine the hydraulic conductivity of lithological units present beneath the site have been reported (in metres per day).
11	The anticipated duration of dewatering pumping has been specified (days or weeks or months).
12	The depth of piling embedment beneath the bulk excavation level has been specified (in metres).

In the case of a drained basement, we request that the geotechnical report be updated accordingly and uploaded to the planning portal. Further information can also be found at https://www.industry.nsw.gov.au/water/science/groundwater/aquifer-interference-activities